

MANAGEMENT CERTIFICATE FOR
EMERALD FOREST HOMEOWNER ASSOCIATION
BECAR COUNTY

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Emerald Forest.
2. **Name of Association:** Emerald Forest Homeowners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Emerald Forest Homeowners Association, Inc., 3424 Paesanos Pkwy, Suite 100, San Antonio, Texas 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC, 3424 Paesanos Pkwy, Suite 100, San Antonio, Texas 78231; 210-829-7202 Office; 210-829-5207 Fax.
Email: sanantonio@fsresidential.com.
Community Website: <https://emeraldforest.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$275.00** collected at closing from the buyer.
Capital Fee: \$211.23 (All Closings)
8. **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Emerald Forest Homeowners Association, Inc., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

Emerald Forest Homeowners Association, Inc.

By: Eugene Patillo

Print Name: Eugene Patillo

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 28th day of December 2021 by Eugene Patillo the Managing Agent of the Emerald Forest Homeowners Association, Inc. on behalf of the Association.

Ronda Lajeane Shaw
Notary Public - State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Pkwy Ste. 100
San Antonio, TX 78231

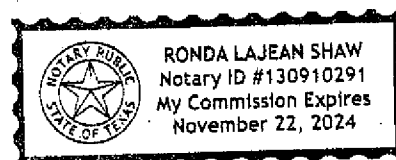


EXHIBIT "A"

Emerald Forest Homeowners Association, Inc., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Emerald Forest Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
5/17/1993	Plat – Unit 1	2439317
6/1/1993	DCCR	2449400
8/30/1993	DCCR – Amended	2508437
2/7/1995	DCCR and Annexation – Unit 2	20864
11/20/1995	Plat – Unit 2	175802
5/12/1998	Plat – Unit 3A	77917
5/13/1998	Plat – Unit 5A	78791
5/13/1998	Plat – Unit 5A, 5B, and 5C	78791
7/22/1998	DCCR and Annexation – Unit 3A	127344
10/16/1998	DCCR and Annexation – Unit 5A	182443
4/29/1999	Plat – Unit 5B	80523
9/16/1999	DCCR and Annexation – Unit 5B	176690
3/15/2001	Plat – Unit 5C	42283
3/21/2001	DCCR and Annexation – Unit 5C	46435
4/5/2002	Plat – Unit 4A	20020299496
4/5/2002	Plat – Unit 4A and Unit 4B	20020299497
4/22/2002	DCCR and Annexation – Unit 4A	20020310947
4/18/2004	Articles of Incorporation	20040082849
4/18/2004	Bylaws	20040082849
12/30/2004	Plat – Unit 1	20040297530
4/19/2005	Plat – Unit 4B	20050083449
5/11/2005	DCCR and Annexation – Unit 4B	20050102843
8/11/2005	Partial Release of Lien	20050182532
2/14/2012	Dedicatory Instruments	20120027068
2/14/2012	Documentation Retention, Access, Production and Copying Policy	20120027066
2/14/2012	Collection Policy and Payment Plan Guidelines	20120027067

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/29/2021 9:23 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk